

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES - FEBRUARY 4, 2002

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on February 4, 2002. Chairman Fegley called the meeting to order at 7:30 p.m. noting that the Board had been meeting in Executive Session since 6:30 p.m. to discuss pending legal matters and to conduct interviews.

Those present:

Board of Supervisors:        Scott Fegley, Chairman  
                                      Grace Godshalk, Vice Chairman  
                                      Wesley Hackman, Secretary/Treasurer  
                                      Frank Fazzalore, Supervisor  
                                      Pete Stainthorpe, Supervisor

Others:                         Terry Fedorchak, Township Manager  
                                      Jeffrey Garton, Township Solicitor  
                                      Duke Doherty, Township Engineer  
                                      Kenneth Coluzzi, Chief of Police

PUBLIC COMMENT

Zachary Rubin, 1661 Covington Road, stated under Other Business on the Agenda there is a discussion on the Stop Matrix Signs, and he asked what they will be discussing at that time. Mr. Fedorchak stated the Township has received a letter from a Township resident asking if there was something that could be done about removing the Stop Matrix Signs which were placed on a fence along Edgewood Road. Mr. Garton stated he intends to advise the Board that anyone can put a sign on their own property expressing their opinion under the Free Speech law. Mr. Rubin referred to specific Supreme Court cases which affirm Mr. Garton's opinion. Mr. Garton stated unless the signs are a nuisance and are causing a distraction, they are permitted to remain. Mrs. Godshalk concurred with this noting that many people have placed signs with various messages on their properties.

Ms. Sue Herman stated she sent Mr. Fegley a memo dated 1/10/02 regarding the "no left turn" for Newtown Office Commons. Mr. Fegley stated he did not receive this letter. Mrs. Godshalk stated in the planning process she felt they indicated they were going to make it so you could not make a left turn. Ms. Herman stated it has been almost a year since the Board decided not to Appeal and to negotiate with Brandywine that there would be no left turns after there were a certain number of turns to be determined. Mr. Garton stated the issue was resolved except for the exact number of turns which could be made in order for it to be considered reasonable. He stated the developer has indicated 90 turns would be reasonable, and Mr. Yeager indicated 30 turns. They were in negotiations as to what was a fair number. Mr. Garton suggested they contact Mr. Yeager about this matter.

Ms. Herman asked for an update on the Inter-Governmental Agreement, and Mr. Garton stated he is reviewing the information provided by Mr. Steil and should have an update by the next meeting of the Board. Ms. Herman asked for a copy of the information which was provided by Mr. Steil. She stated in the Inter-Governmental Agreement, the residents would like it mentioned that there can only be one road in and out of CAU. Mr. Fazzalore stated he felt this was only to be a road into the parking lot and not to be a road from

Concept Way to Lindenhurst Road. Ms. Herman stated she is concerned that it could be a cut through. Mr. Fazzalore stated they did object to this and it was never designed as a road. Mr. Fegley stated he felt the way it was designed it could not be used as a straight through road. Mr. Fazzalore stated he understands that some of the property will now be residential. Ms. Herman asked if it would be possible for the community to meet with Township representatives on this matter. Mr. Fegley stated this would be possible, but he felt they should first see a copy of the draft prepared by Mr. Steil and ask him to attend the meeting as well. The staff should also provide copies of the correspondence and Minutes of the meeting when they had approved the Inter-Governmental Agreement. Ms. Herman stated she does not feel there was a great deal of detail in this. Mrs. Godshalk stated she does not feel anyone has seen a detailed map. Ms. Herman stated there may be a Preliminary Plan for the development of the Roberts property and the intersection. Mr. Fegley stated he is sure that it will not go through to Twining Road. Ms. Herman asked if there is room for refinement in the Agreement since it has not yet been signed. Mr. Fegley stated he does not feel they can make wholesale changes to the Agreement. Mrs. Godshalk suggested that Mr. Fedorchak contact Newtown Township and ask them if they have a Plan for the Brandywine Development area so that the Board of Supervisors can see where the road is and how far it is from CAU.

Ms. Herman asked about the status of the turn-back of Lindenhurst Road. Mr. Fegley stated Upper Makefield indicated they were not interested in this, although they did say that they would, as a member of the jointure, support repair of the culvert on Swamp Road. Mr. Hackman stated he still feels they should pursue taking back the Lower Makefield portion of Lindenhurst Road. Mr. Garton stated PennDOT previously indicated all the Municipalities involved would have to agree to a take-back of the road. Mr. Hackman stated Lindenhurst Road is a few miles long and he is sure that are other roads in the State that go through more than one Township. Mr. Fazzalore stated there was a meeting with Mr. Warren at his office; and he also indicated that unless everyone agreed for the full length of the road, they would not approve a turn-back. Ms. Marcy Conti stated she has spoken to the Division Chief on turn-backs and he indicated it has been done when roads go through different Townships. Ms. Herman asked that the Board be as creative as they can so that they can exercise control over this road in the Township that is very dangerous. Ms. Herman stated she has been advised that passenger cars are passing quarry trucks on this road. Mr. Fegley stated they could make another request to PennDOT. Mr. Fazzalore stated they have been trying to take over Edgewood Road for some time. Mr. Hackman stated he feels they need to have the engineer provide reports on both Edgewood Road and Lindenhurst Road.

Mr. Hackman moved and Mr. Stainthorpe seconded to direct the engineer to do an engineering survey of Edgewood Road and Lindenhurst Road and advise of the condition of the roads and what improvements need to be done by the State prior to the Township taking the roads over.

Mrs. Godshalk stated they will have to provide an alternate truck route. She stated this is why they need the cooperation of Newtown and Upper Makefield Townships. Mr. Fegley stated he would prefer to bring this matter back when they have the information from Mr. Steil and the Inter-Governmental Agreement. Mr. Hackman stated at this time they are only asking the engineer to provide a report.

Motion carried unanimously.

Mrs. Godshalk stated she feels there should be a meeting of all of the Townships involved regarding the turn-back.

#### APPROVAL OF MINUTES

Mr. Hackman moved and Mrs. Godshalk seconded to approve the Minutes of January 14, 2002 as corrected. Motion carried with Mr. Fegley abstained.

Mr. Fazzalore moved, Mr. Hackman seconded and it was unanimously carried to approve the Minutes of January 21, 2002 as written.

#### APPROVAL OF RESOLUTION NO. 2001 - STREET SWEEPING AGREEMENT WITH PENNDOT FOR THE YEAR 2002

Mr. Hackman moved and Mr. Stainthorpe seconded to Approve Resolution No. 2001 - Street Sweeping Agreement with PennDOT for the year 2002.

Mr. Fazzalore stated he has asked a number of times why the Township does not make a determination if it would be more cost effective to hire an outside firm to do the street sweeping rather than using Township staff. Mr. Fazzalore stated he feels Township services such as this should be reviewed occasionally to see if the work could be done at less cost with a private company. He asked Mr. Fedorchak to get bids on street sweeping and compare it to what the Township is spending.

Motion to approve Resolution carried unanimously.

#### UPDATE ON SANITARY SEWER INSTALLATION AND PUBLIC WATER INSTALLATION AT SPRING AND HILLSIDE LANES

Mr. Zarko was present and stated in November the Board of Supervisors recommended that they proceed with a gravity flow system. Since the last meeting, the Township has acquired a majority of the easements needed, and the bids have been scheduled to be received on February 27, 2002. They hope that the Board can award the bid at their March 4, 2002 meeting with a completion date for the sewer portion of the project of August, 2002. Mr. Zarko noted while the easement from the Papageorge family has not been obtained, this should not impact the rest of the project as this is only needed to serve the Papageorge property. Mr. Garton stated they are still working on obtaining the easement needed from the owners of the Flowers' property.

Mr. Hackman asked how the timing of all the projects involved will be worked out. Mr. Zarko stated the sanitary sewer installation will be the first phase, after which they will restore the road in a temporary fashion. The Water Company will install their portion shortly thereafter, and the roadway will again be restored in a temporary fashion. The roadway reconstruction and drainage improvements will be the last phase. Mr. Hoffmeister stated there will not be any permanent placement of the final road until the subgrade work is done. Mr. Hackman asked when the public water portion will be begun, and Mr. Badey stated they will go in after the sewers are installed so that they do not interfere with the sewer laterals. Mr. Badey stated their portion of the project involves conditions attached to the project based on the fact that they must have agreements from a

certain number of residences agreeing to connect. He stated they presently have twenty applications; and if those twenty who have applied meet the conditions, the Water Company will proceed with the project at no cost to the Township. Mr. Badey stated they would move in as quickly as possible after the sewer lines are installed. Their portion of the project will take only a few weeks to complete. Mr. Doherty stated most likely the road work would not start until the following spring. He stated they have not gone out to bid because the Board had not made a final decision on a number of issues. He estimated that it would take two to two and a half months for the road and storm drain work to be completed. Mr. Hackman asked if there would be any savings if they did all of the work at the same time. Mr. Zarko stated he feels they would still have to do the project in phases as pipes would most likely not be put in at the same time. He stated he feels they may get a better price by bidding it out in phases since they can get more specialized bidders.

Mrs. Godshalk asked where the public water line is at the current time. Mr. Badey stated the lines are in Lindenhurst Road on the opposite side of Hillside. He noted two lots are presently served from this line. He stated there are also some homes on Quarry Road and water is in on Quarry Road. Mrs. Godshalk noted a vacant lot on the plan, and Mr. Zarko stated he and the Township solicitor will be looking at this lot to see if it could be considered a buildable lot. Mr. Doherty stated the lot is wooded; and in order to develop the lot under today's Ordinances, there would have to be a hydraulic study to see if the floodplain does not cover this lot.

Mr. Hackman asked the estimated cost of the sewer portion, and Mr. Zarko stated construction cost is approximately \$485,000, and the overall project cost is approximately \$583,000 for the sewer portion only.

Ms. Koehler asked if the pipes will be trenched in the middle of the cartway. Mr. Zarko stated the sanitary sewer lines would be in the center, except for around the bend in Spring Lane. The water system could not be put directly over top so it would be offset by approximately eight to ten feet. Mr. Badey stated they will not be on the residential properties. He noted they were asked by the Township to see if they could stay away from the curb and relocated the line to the cartway. He stated they can do this but it does increase the cost of the project. He stated this then requires more people to sign up. They feel that they have enough people who have signed up at this point provided they go through with the requirements under the Agreement.

Mr. Hackman stated he feels the owners will want to hook up to the sewer and water systems at the same time because of the plumbing and other costs. Mr. Zarko stated they can install a dry line out to the street and let the Water Company know where it is.

Ms. Koehler asked if they could take the water line up to the house but not connect at this time. Mr. Badey stated the way the Agreement is written, which is a PUC Extension Agreement, it is contingent upon the customers connecting at this time. Mr. Hackman asked if Mr. Badey would agree to drop a line and a meter box at every home with the hook ups all in, and Mr. Badey stated they will not. Mr. Hackman stated he is concerned that people in the next few years may want to connect, and they will then have to dig up the road again. Mr. Badey stated the intention of the extension is to get water mains in with the Water Company's assistance for people who need water. He stated if they want to get water service to forty homes in the area, it would have to be financed by the homeowners. Mr. Hackman stated he feels they need to discuss this matter further.

Mrs. Godshalk asked where the meters will be located, and Mr. Badey stated they will be in the homes, but they do have an outside connection so that they do not have to access the home to read the meter.

Ms. Koehler expressed concern with the temporary road if the final road work is not going to be done until the following spring.

**APPROVAL OF AGREEMENT WITH BUCKS COUNTY WATER AND SEWER AUTHORITY REGARDING CONNECTION OF HILLSIDE AND SPRING LANES SEWER EXTENSION TO THE NORTH SHORE NESHAMINY/CORE CREEK INTERCEPTOR**

Mr. Fazzalore moved, Mr. Hackman seconded and it was unanimously carried to approve the Agreement.

**TABLING OF SUPPLYING STONE TO BACKFILL MAINS IN SPRING AND HILLSIDE LANES WATER SYSTEM**

Mr. Badey asked that this be tabled until they get firm bids on the project. Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to table.

**AWARD BID FOR COVINGTON ROAD SEWER EXTENSION**

Mr. Fazzalore moved and Mr. Stainthorpe seconded to award the bid for Covington Road Sewer Extension to CGM Contractors at a cost of \$43,610.

Mr. Fazzalore stated the project was originally estimated to be \$60,000 and the Township to pay for 40% with a cap of \$24,000. Mr. Zarko stated the total project cost is now estimated to be \$56,000. Mr. Fazzalore stated they delayed the project because of the high bids which were previously received. Mr. Zarko stated this bid is significantly lower. Mr. Hoffmeister stated he did talk to the residents today, and they are satisfied with this price.

Mrs. Godshalk asked for and was provided with a map of the project. She stated she feels some of this should have been included when the development went in. Mr. Doherty stated that development plan was approved twenty years ago. Mrs. Godshalk asked about the vacant lot; and Mr. Hoffmeister stated they are sewer the property, and the owner will have to pay the assessment for this lot since it is a buildable lot.

Motion to approve carried unanimously.

**APPOINT CKS ENGINEERS TO PERFORM CONSTRUCTION MANAGEMENT SERVICES FOR THE COVINGTON ROAD SEWER EXTENSION**

Mr. Fazzalore moved, Mr. Hackman seconded and it was unanimously carried to appoint CKS Engineers to perform construction management services for the Covington Road Sewer Extension at a cost not to exceed \$7,500.

#### APPROVAL OF USING BUILDINGS ON GOLF COURSE SITE FOR TRAINING FIRE COMPANY PERSONNEL

Mr. Hackman stated there are a number of buildings on the property in various stages of collapse. Mrs. Godshalk asked about the little stone structure, and Mr. Hoffmeister stated they do not intend to burn this. Mrs. Godshalk asked about the Dutch roof structure, and Mr. Hackman stated this will be taken down. Mr. Hoffmeister reviewed the work they would like to do on the property which includes ladder training and search and rescue, although they will not go on any of the buildings that are in danger of collapse.

Mr. Fazzalore moved and Mr. Stainthorpe seconded to approve using buildings on the Golf Course site for training fire company personnel subject to conditions as stated in the letter dated 1/28/02 from Henry Hoffmeister to William Taylor.

Mr. Hackman asked about the white house, and Mr. Hoffmeister stated they will use it for search and rescue training. Mrs. Godshalk asked if vehicles will be kept off the lawn at the Manor House, and Mr. Hoffmeister stated they have no reason to pull onto the Manor property.

Motion to approve carried unanimously.

#### ROCK RUN BIKEPATH DISCUSSION AND REJECTION OF ALL BIDS

Mr. Garton stated there is a recommendation to reject all bids. He stated the low bidder was pre-qualified for only 60% of the project, and the second bidder is very close. He feels they should establish criteria as to what portion should be pre-qualified.

Mr. Hackman moved, Mr. Fazzalore seconded and it was unanimously carried to reject all bids.

#### DISCUSSION OF STORAGE BUILDINGS AT SUMMIT STONEFIELD APARTMENTS

There was no one present to discuss this matter. Mr. Fazzalore asked if the owners have been notified of this proposal. Mr. Fedorchak stated if the owners are not present this evening he would suggest tabling this matter and making sure that they are all notified. Mr. Fegley stated if they want a Waiver, they should appear publicly and provide additional information. No action was taken by the Board this evening on this matter.

#### METZ PROPERTY INFORMAL SKETCH PLAN DISCUSSION

Mr. Edward Murphy, attorney, and Mr. Bill Briegel, engineer, were present with an Informal Sketch for the Metz property which was reviewed by the Planning Commission. The property has 1250 feet of frontage on Dolington Road and 50 feet of frontage on Prospect Avenue which currently serve four lots. The property is zoned R-2. Mr. Murphy stated they plan to preserve the two principal buildings on the site. He stated the Planning Commission questioned why the access point did not align with the existing road, and Mr. Murphy stated if this were done a number of mature trees would be impacted.

He stated they were also concerned that if everything was lined up, it would encourage cars to cut through; and they feel a more serpentine road will discourage this. Mr. Briegel stated it is 650 feet from the proposed road to the intersection.

Mrs. Godshalk asked if they could give the existing house more land as only 3/4 of an acre is proposed. She also suggested changing the road so that it would take access from the existing driveway. She noted this is the original Yardley property. She stated she feels the other houses proposed in this area should be facing out.

Mr. Fazzalore asked the proposed selling price of the homes, and was advised they would start at \$500,000.

Mr. Fegley stated he feels the Township would have been interested in acquiring this parcel. He stated possibly the Township could purchase the front parcel and the developer could then develop the back portion. Mrs. Godshalk stated this would leave the developer with fifteen lots.

Mr. Hackman expressed concern with the road access as proposed.

The developer agreed to return to the Board of Supervisors with additional sketches showing open space and the preservation of the historic structure.

#### DISCUSSION AND GRANTING EXTENSION FOR PRELIMINARY PLAN FOR FIRST BAPTIST CHURCH OF NEWTOWN

Mr. Brown, attorney, Mr. Leapson, engineer, Mr. Ames, and Mr. Mann, architect, were present with the Preliminary Plans. Mr. Garton stated they have requested eleven Waivers which were recommended by the Planning Commission and the Township engineer. He also reviewed possible conditions of Approval.

Mr. Fazzalore asked about improvements to Stoopville Road. Mr. Doherty stated they are requesting a waiver. Mr. Garton stated the waiver request was for curbs. Mr. Doherty stated they have not provided for any road improvements. Mr. Hackman stated Newtown Township was planning for improvements at Stoopville Road; and while he does not feel they were as extensive as the Lower Makefield Ordinance requires, the Church should still at least match these improvements. Mr. Fazzalore noted there is a Church in Newtown Township adjacent to this tract, and Mr. Ames stated that Church did not do any road improvements or install a bikepath in that area. He showed on the Plans the improvements they are proposing at the entrance to their property and what was provided in the adjoining Township. It was noted the Church did give PennDOT a piece of land to help them provide improvements in this area. Mr. Ames stated this was done at the suggestion of Mr. Coyne. PennDOT paved one extra lane in front of the Church property. Mr. Ames stated the Church had to pay PECO for relocating the poles. Mr. Hackman stated he is not sure that what is shown on the Plan is accurate. He stated across the street, he feels construction will eventually take place; and they will want to bring a road out. He feels such a road should match up. The location of the proposed sand mounds were shown on the Plan.

Mr. Fazzalore noted when they came in with a Sketch Plan they had an impervious surface problem because of land they sold to the Water Company. Mr. Ames stated they went to

the Zoning Hearing Board and received approval to increase the permitted impervious surface to slightly less than 20%.

Mr. Brown stated they are proposing construction in three phases because of cost concerns.

Mr. Hackman noted the parking information provided. Mr. Mann reviewed how they reached the parking numbers provided. They will provide 272 parking spaces. Mr. Ames stated the Ordinance sets forth two ways to calculate parking, and they can meet the Ordinance requirements. He stated all parking needed for the entire project will be built in Phase I. Mr. Fazzalore noted there are certain times during the year which are heavy Service times; and since there is not the ability to park on the roads in the area, they should make sure they have sufficient parking. Mr. Hackman noted specifically the gymnasium square footage, and Mr. Ames stated they would not be using this space the same time the Sanctuary is in use. Mr. Doherty stated the Ordinance calls for them to use the largest area, and they used the Church area and the classrooms.

Mr. Hackman noted Washington Crossing Road. Mr. Garton stated the Planning Commission recommended a waiver for curbs, sidewalk, and bikepath and a recommendation that they pay Fee-In-Lieu. Mr. Fazzalore stated he is not concerned about road improvements on 532, but is concerned about Stoopville Road. Mr. Hackman noted these are heavily traveled roads.

Mr. Hackman asked where the water will flow, and Mr. Ames stated there is a detention basin adjacent to 532, and the water is retained there per the Township Ordinance and then drains across 532 to an unnamed tributary of Neshaminy Creek. Mr. Hackman stated if this was some other developer, there would be curbs installed and inlets to channel the water.

There was discussion on the Church's request for a waiver from the street tree requirement. Mr. Hackman stated he feels there should be street trees installed. Mr. Leapson stated there are street trees shown on the Landscaping Plan - Sheet #9. He stated they are asking for a waiver of installing trees in the existing wooded area.

There was discussion on the Waiver request for plantings in the parking area. Mr. Mann stated they wanted the plantings to hide the vehicles from the street, and this is where they are installing 200 hemlocks. It was noted there are also pin oaks provided.

Mrs. Godshalk stated the Board has waived road improvements for other Churches in the Township. Mr. Fazzalore stated St. Ignatius was required to install improvements. Mr. Fegley stated Woodside Presbyterian also made a contribution for road improvements.

Mr. Fazzalore noted a number of items in the PCS letter relating to the fact that they are still waiting for calculations to be provided. Mr. Leapson stated he does have stormwater calculations in to Mr. Doherty, and he feels any approval would be subject to the Township engineer's review.

Mr. Fegley stated he feels some contribution should be made toward road improvements. Mrs. Godshalk asked what will happen with the contribution if the road work is never done. Mr. Stainthorpe stated he questions why they are requesting them to widen their portion of the road if there is no plan by the State to widen Stoopville Road.



Mrs. Godshalk stated Newtown Township did not require the adjoining Church constructed in their Township to do improvements. Mr. Hackman stated as the Township has developed, the entity developing the land has improved the roads. Mr. Stainthorpe stated he is concerned since this is a non-profit group. Mr. Fegley stated he does not have a problem with waiving this, but he wants to see that the Presbyterian Church gets their contribution back. Mr. Hackman stated he feels the road improvements should be made.

Mr. Hackman stated he feels they should also be required to hook up to public sewers when they are available in the area. Mr. Ames stated he approached Mr. Hoffmeister about the possibility of extending eastward and tying into the development and they were told "no." Mr. Fegley stated it should be added as a condition of approval that they will be required to tie into public sewers when they are available.

With regard to payment of Fee-In-Lieu, Mr. Ames stated the applicant has cooperated with the Water Company to make it easier for them to build the water storage tank. Mr. Badey has advised Mr. Ames that the tank has improved the Township's ability to provide water service and fire protection. He stated they also donated property to PennDOT to improve the intersection. He stated they did this anticipating moving into the Township and to make it as safe as possible. They have worked with PennDOT and Mr. Coyne. Mr. Ames stated their portion of Stoopville Road is a very minor portion of the entire stretch of Stoopville Road. Mr. Fegley stated he would be in favor of waiving the contribution for road improvements, contingent on Woodside Presbyterian getting their contribution back. Mrs. Godshalk stated no improvements were done at Beth El, but Mr. Doherty stated the Final Plans did show widening of the roads and curbs.

Mr. Fazzalore moved to recommend Approval of the Preliminary Plans dated 9/17/99 and 12/118/00, last revised 11/15/01 subject to:

- 1) Compliance with the PCS letter dated 1/8/02;
- 2) Compliance with the two Zoning Hearing Board decisions relating to the Special Exception and to impervious surface;
- 3) Compliance with the Skelly & Loy letter dated 1/9/02;
- 4) Receipt of all permits and approvals;
- 5) Resolve between now and Final Plan the issue of the maintenance building;
- 6) Compliance with the Lower Makefield Township Traffic Impact Fee Ordinance;
- 7) Payment of all Township expenses associated with the Application;
- 8) Approval of the following Waivers:
  - a) Waiver for scale of Plans;
  - b) Waiver of providing curbs along frontages;
  - c) Waiver of sidewalks along boundary and the fifteen foot planting strip;
  - d) Waiver of bikepaths;
  - e) Waiver of requirements for street trees to be installed in the existing wooded area;
  - f) Waiver of paving cores on adjoining roads;
  - g) Waiver of having a planted island for every twenty parking spaces;
  - h) Waiver of providing pedestrian crosswalks in the refuge islands every 200 feet;
  - i) Reduce size of parking stalls from 10' x 20' to 9' x 18';

- j) Waiver of Type I buffer on the westerly side - they will install informal plantings in this area;
  - k) Waiver of slope requirement of 2% on the softball field area.
- 9) Payment of Fee-In-Lieu of Items b, c, and d;
- 10) Connect to public sewers when available.

Mr. Ames asked if there is an estimated amount what the Fee-In-Lieu contribution would be. Mr. Garton stated since they do not have an exact amount, he would recommend that the Applicant provide an Extension this evening. The Township will calculate the dollar amount of the Fee-In-Lieu to be paid, and they can then re-visit this issue. Mr. Doherty estimated the amount would be approximately \$40,000 for sidewalks and/or bikepath, and curbs. Mrs. Godshalk stated she would also like to see what was waived for other Churches. Mr. Brown agreed to request in writing this evening a ninety-day Extension.

There was no second to Mr. Fazzalore's Motion, and the Motion died for lack of a second.

Mr. Stainthorpe moved, Mrs. Godshalk seconded and it was unanimously carried to grant a ninety-day Extension. Mr. Fedorchak was asked to provide information on what Churches have contributed in the past, and Mr. Doherty was asked to calculate the Fee-In-Lieu contribution.

#### APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR SIGN AT 705 STONY HILL ROAD (TOMLINSON STORE)

Mr. Fazzalore moved and Mr. Stainthorpe seconded to approve the Certificate of Appropriateness for the sign at 705 Stony Hill Road (Tomlinson Store). Motion carried with Mrs. Godshalk abstained.

#### GRANT EXTENSION OF TIME FOR BUCKS CENTRAL CHURCH

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to approve granting an Extension of time for Bucks Central Church until 5/5/02.

#### AUTHORIZE ORDINANCE FOR ADVERTISEMENT FOR BUCKS COUNTY SPECIAL REACTION TEAM

Chief Coluzzi stated this is a Mutual Assistance Agreement and involves participation in the South Central Bucks County Emergency Response Team. Chief Coluzzi described incidences when they would need to use such a Team. He stated Mr. Garton has prepared the necessary Ordinance. He stated they will supply three Officers to be trained.

Mrs. Godshalk moved, Mr. Fazzalore seconded and it was unanimously carried to authorize Ordinance for advertisement for Bucks County Special Reaction Team.

## ZONING HEARING BOARD

Mr. Garton stated he would suggest that the Township Solicitor appear for the purpose of obtaining information and then report back to the Board of Supervisors with regard to the George & Rosalind Frena matter. They are appealing the Zoning Hearing Board determination regarding commercial activity on the property of William and Janet Loftus, 1566 Newtown Pike. This was acceptable to the Board.

## SUPERVISORS' REPORTS

Mr. Hackman stated the professional people are moving ahead on the Golf Course. They have had discussions with the State with regard to some of the State permitting requirements. He stated there are several portions of the Ordinance having to do with natural resources which were adopted to control housing developments, and they may not apply with respect to a Golf course. He stated he feels the Board of Supervisors should ask Mr. Garton to review the comments of the Golf Course Construction Manager who tried to identify all these items and have Mr. Garton come up with some wording that will in some way allow the Golf Course to be built with exceptions. Mr. Fegley stated while he will not be voting on the project, he would be opposed to any wholesale waivers of the environmental Ordinances. He stated he would like to see an environmental consultant involved to indicate that what is proposed is good for the environment. Mr. Hackman stated Skelly & Loy identified the wetlands, and he would be willing to have them make comments to the Board. Mr. Fedorchak was asked to have the Township engineer comment on the Golf Course from an environmental standpoint. Mr. Garton stated there was also discussion on an Agreement with regard to existing wells, but this will not be finally decided until Final Plan Approval. Mr. Fazzalore asked about the estimated time for the final answer from the Board of View, and Mr. Garton stated they are still trying to get a date. Mr. Garton noted the Board of View decision is still subject to Appeal by a jury.

Mr. Fazzalore stated the Township received an audit report for the pension. He stated there are some recommendations made which he hopes the Township will follow through on.

Mr. Stainthorpe stated Mr. Koch has resigned from the Planning Commission, and it was brought to his attention that he has served on Township Boards for twenty-six years. He stated he feels the Township should do something to honor his service. This was acceptable to the Board of Supervisors. Mr. Fegley stated he also feels the two former Supervisors who served on the Board - Mr. Strahle and Mr. Allan - should also receive something. Mr. Fedorchak agreed to work on this.

## COMMUNITY POOL NEEDS ASSESSMENT SURVEY DISCUSSION

Mr. Fedorchak stated they are sending out a survey to all of the pool members on how they can improve service. It will cost \$2,000. Mr. Fazzalore asked how much Wallover is costing in total. Mr. Fedorchak stated he can get this from the Budget. He stated they have been working with Wallover for the last few months on finishing up the base line report, and he anticipates that they will be before the Board of Supervisors at their first meeting in March.

OTHER BUSINESS

Mrs. Godshalk noted that Joan Hellyer will no longer be covering the Township for the Bucks County Courier Times, and she thanked her for her service to the community.

Mr. Hackman stated several months ago the Township Manager was asked to get an estimated cost to draw up something for a proposed Senior Center. Mr. Fedorchak stated this would cost \$3,000 working with the firm that they worked with previously. He noted he did speak to Donovan Associates who were the architects for the Community Center in Northampton, and they indicated it would cost \$2 million for a 10,000 square foot building. Mr. Fedorchak stated he met with Ms. Derr from the Senior Citizens Group, and asked what they felt would be a minimum size building that would meet their requirements; and she indicated 10,000 square feet would be sufficient. Mr. Stainthorpe stated he would like to consider further some creative ways to finance this proposal. Mr. Hackman asked that this matter be put on the Agenda for the next Board meeting.

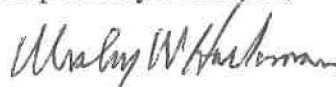
APPOINTMENTS

Mrs. Godshalk moved, Mr. Stainthorpe seconded and it was unanimously carried to appoint Kenneth Phillips to the Historic Commission.

Mrs. Godshalk moved to appoint Jennifer Stark to the Zoning Hearing Board. Motion died for lack of a second.

There being no further business, Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to adjourn the meeting at 10:40 p.m.

Respectfully Submitted,



Wes Hackman, Secretary